



12 Pine Road, Penzance, Cornwall,

TR18 4QY

 **Marshall's**
ESTATE AGENTS







12 PINE ROAD, PENZANCE, CORNWALL, TR18 4QY

GUIDE PRICE £260,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***
*** ON STREET PARKING * FRONT AND REAR GARDENS * GAS CENTRAL HEATING ***
*** DOUBLE GLAZING * EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 76 SQUARE**
METRES *

A nicely presented semi detached two bedroom house with gardens to front and rear, situated in the popular Alverton area of Penzance with local amenities such as shop and primary school. The accommodation comprises of lounge, dining room, kitchen on the ground floor, and two double bedrooms and bathroom on the first floor. The property is double glazed and gas centrally heated throughout and a viewing is highly recommended.

UPVC double glazed front door with frosted glass panel into:

HALLWAY: Wood effect floor, UPVC double glazed window, stairs rising to first floor, doors leading into:

LOUNGE: 15' 0" x 9' 0" (4.57m x 2.74m) Radiator, double glazed windows, wood panel door, wood effect flooring.

DINING ROOM: 11' 9" x 9' 4" (3.58m x 2.84m) Two double glazed windows, radiator, tiled floor, door opening into:

KITCHEN: 15' 10" x 5' 10" (4.83m x 1.78m) Double glazed window and door to rear, fitted kitchen units with worktops over, stainless steel sink, gas cooker point, plumbing and space for dishwasher, washing machine and tumble dryer, extractor hood, understairs storage cupboard, tiled flooring.

FIRST FLOOR LANDING: Radiator, double glazed window, access to loft, shelved storage cupboard, further cupboard containing gas and electric meters, doors to:

BEDROOM ONE: 15' 7" x 9' 8" (4.75m x 2.95m) Radiator, two double glazed windows, built in wardrobe.

BEDROOM TWO: 12' 6" x 9' 4" (3.81m x 2.84m) Two double glazed windows, radiator, built in wardrobe.

BATHROOM: Frosted double glazed window, bath with mixer shower over, pedestal sink, WC, part tiled walls, heated towel radiator.

OUTSIDE: The property is accessed over a concrete pathway which leads to open porch with tiled floor, enclosed by trellis archway and established hedges. Wooden gate to side of the house leads to rear garden. Steps leading onto paved patio area enclosed by wooden panel fence, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///darling.crackled.chip](https://www.what3words.com/darling.crackled.chip)

AGENTS NOTE: We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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